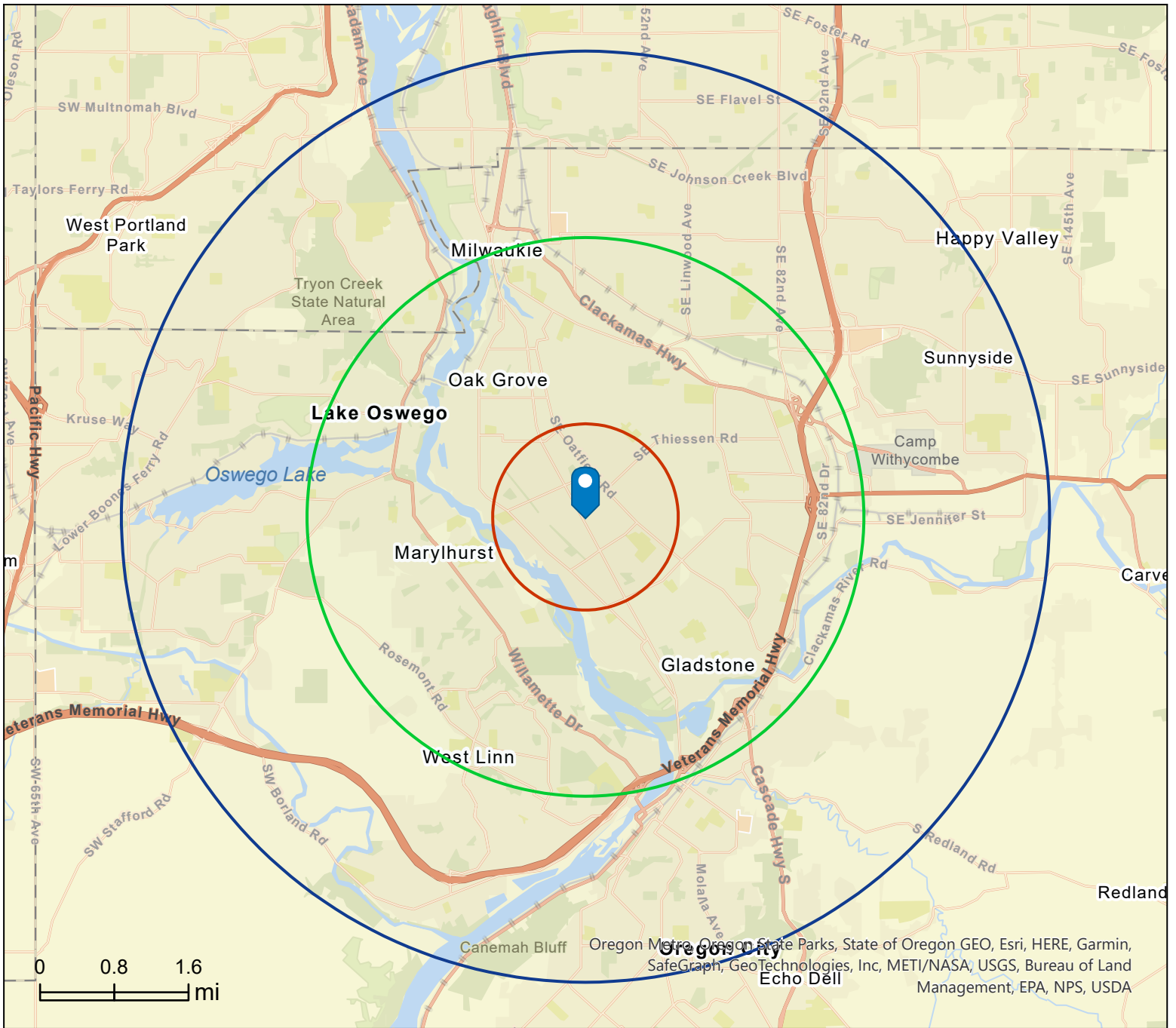




Site Details Map

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.40401
Longitude: -122.62190



This site is located in:

City: ---
County: Clackamas County
State: Oregon
ZIP Code: 97267
Census Tract: 41005021802
Census Block Group: 410050218021
CBSA: Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

May 03, 2023



Business Summary

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.40401
Longitude: -122.62190

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	460		3,874		9,551							
Total Employees:	3,744		41,699		100,286							
Total Residential Population:	13,788		93,558		237,468							
Employee/Residential Population Ratio (per 100 Residents)	27		45		42							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	2.4%	31	0.8%	62	1.6%	480	1.2%	162	1.7%	1,172	1.2%
Construction	36	7.8%	216	5.8%	286	7.4%	1,928	4.6%	713	7.5%	4,975	5.0%
Manufacturing	16	3.5%	283	7.6%	123	3.2%	6,914	16.6%	334	3.5%	12,171	12.1%
Transportation	10	2.2%	103	2.8%	70	1.8%	673	1.6%	167	1.7%	1,854	1.8%
Communication	6	1.3%	26	0.7%	41	1.1%	772	1.9%	73	0.8%	1,027	1.0%
Utility	0	0.0%	0	0.0%	9	0.2%	131	0.3%	26	0.3%	316	0.3%
Wholesale Trade	13	2.8%	86	2.3%	146	3.8%	1,724	4.1%	343	3.6%	5,075	5.1%
Retail Trade Summary	121	26.3%	1,377	36.8%	774	20.0%	9,487	22.8%	1,831	19.2%	23,069	23.0%
Home Improvement	8	1.7%	71	1.9%	71	1.8%	784	1.9%	128	1.3%	1,501	1.5%
General Merchandise Stores	3	0.7%	40	1.1%	16	0.4%	259	0.6%	49	0.5%	1,807	1.8%
Food Stores	11	2.4%	175	4.7%	77	2.0%	1,798	4.3%	189	2.0%	3,914	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	31	6.7%	359	9.6%	133	3.4%	1,809	4.3%	225	2.4%	2,578	2.6%
Apparel & Accessory Stores	2	0.4%	8	0.2%	23	0.6%	165	0.4%	96	1.0%	967	1.0%
Furniture & Home Furnishings	6	1.3%	22	0.6%	45	1.2%	295	0.7%	137	1.4%	1,061	1.1%
Eating & Drinking Places	32	7.0%	394	10.5%	209	5.4%	2,553	6.1%	548	5.7%	7,309	7.3%
Miscellaneous Retail	26	5.7%	308	8.2%	199	5.1%	1,824	4.4%	460	4.8%	3,933	3.9%
Finance, Insurance, Real Estate Summary	40	8.7%	145	3.9%	415	10.7%	2,334	5.6%	1,070	11.2%	6,542	6.5%
Banks, Savings & Lending Institutions	8	1.7%	54	1.4%	75	1.9%	515	1.2%	186	1.9%	1,444	1.4%
Securities Brokers	0	0.0%	0	0.0%	54	1.4%	168	0.4%	157	1.6%	677	0.7%
Insurance Carriers & Agents	10	2.2%	36	1.0%	84	2.2%	363	0.9%	183	1.9%	880	0.9%
Real Estate, Holding, Other Investment Offices	21	4.6%	54	1.4%	202	5.2%	1,288	3.1%	544	5.7%	3,540	3.5%
Services Summary	172	37.4%	1,423	38.0%	1,516	39.1%	15,617	37.5%	3,657	38.3%	37,716	37.6%
Hotels & Lodging	1	0.2%	4	0.1%	15	0.4%	151	0.4%	31	0.3%	451	0.4%
Automotive Services	26	5.7%	146	3.9%	90	2.3%	452	1.1%	197	2.1%	991	1.0%
Motion Pictures & Amusements	15	3.3%	124	3.3%	107	2.8%	704	1.7%	241	2.5%	1,880	1.9%
Health Services	24	5.2%	202	5.4%	278	7.2%	4,667	11.2%	712	7.5%	11,765	11.7%
Legal Services	2	0.4%	8	0.2%	53	1.4%	213	0.5%	162	1.7%	656	0.7%
Education Institutions & Libraries	9	2.0%	239	6.4%	94	2.4%	2,718	6.5%	201	2.1%	6,106	6.1%
Other Services	96	20.9%	700	18.7%	879	22.7%	6,713	16.1%	2,112	22.1%	15,867	15.8%
Government	4	0.9%	46	1.2%	70	1.8%	1,375	3.3%	202	2.1%	5,896	5.9%
Unclassified Establishments	32	7.0%	9	0.2%	361	9.3%	264	0.6%	974	10.2%	472	0.5%
Totals	460	100.0%	3,744	100.0%	3,874	100.0%	41,699	100.0%	9,551	100.0%	100,286	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.40401
Longitude: -122.62190

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	9	0.2%	6	0.2%	28	0.1%	21	0.2%	61	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.0%	13	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	30	0.1%	5	0.1%	55	0.1%
Construction	37	8.0%	228	6.1%	303	7.8%	2,045	4.9%	746	7.8%	5,269	5.3%
Manufacturing	15	3.3%	285	7.6%	127	3.3%	6,849	16.4%	361	3.8%	12,449	12.4%
Wholesale Trade	11	2.4%	78	2.1%	139	3.6%	1,688	4.0%	327	3.4%	4,984	5.0%
Retail Trade	87	18.9%	969	25.9%	553	14.3%	6,550	15.7%	1,239	13.0%	14,996	15.0%
Motor Vehicle & Parts Dealers	30	6.5%	353	9.4%	106	2.7%	1,614	3.9%	170	1.8%	2,136	2.1%
Furniture & Home Furnishings Stores	4	0.9%	18	0.5%	25	0.6%	213	0.5%	77	0.8%	663	0.7%
Electronics & Appliance Stores	1	0.2%	2	0.1%	18	0.5%	92	0.2%	43	0.5%	276	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.7%	71	1.9%	71	1.8%	784	1.9%	127	1.3%	1,484	1.5%
Food & Beverage Stores	11	2.4%	168	4.5%	73	1.9%	1,417	3.4%	170	1.8%	3,199	3.2%
Health & Personal Care Stores	2	0.4%	171	4.6%	34	0.9%	728	1.7%	87	0.9%	1,158	1.2%
Gasoline Stations	1	0.2%	5	0.1%	27	0.7%	195	0.5%	55	0.6%	442	0.4%
Clothing & Clothing Accessories Stores	3	0.7%	11	0.3%	37	1.0%	209	0.5%	127	1.3%	1,090	1.1%
Sport Goods, Hobby, Book, & Music Stores	8	1.7%	37	1.0%	45	1.2%	575	1.4%	91	1.0%	1,234	1.2%
General Merchandise Stores	3	0.7%	40	1.1%	16	0.4%	259	0.6%	49	0.5%	1,807	1.8%
Miscellaneous Store Retailers	14	3.0%	93	2.5%	74	1.9%	434	1.0%	180	1.9%	1,327	1.3%
Nonstore Retailers	1	0.2%	0	0.0%	28	0.7%	30	0.1%	60	0.6%	180	0.2%
Transportation & Warehousing	7	1.5%	94	2.5%	44	1.1%	577	1.4%	112	1.2%	1,473	1.5%
Information	16	3.5%	76	2.0%	103	2.7%	1,739	4.2%	193	2.0%	2,721	2.7%
Finance & Insurance	20	4.3%	99	2.6%	218	5.6%	1,075	2.6%	537	5.6%	3,056	3.0%
Central Bank/Credit Intermediation & Related Activities	10	2.2%	62	1.7%	78	2.0%	532	1.3%	187	2.0%	1,462	1.5%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	57	1.5%	180	0.4%	164	1.7%	708	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	10	2.2%	36	1.0%	84	2.2%	363	0.9%	185	1.9%	886	0.9%
Real Estate, Rental & Leasing	31	6.7%	74	2.0%	238	6.1%	1,334	3.2%	595	6.2%	3,598	3.6%
Professional, Scientific & Tech Services	32	7.0%	137	3.7%	372	9.6%	2,401	5.8%	982	10.3%	5,663	5.6%
Legal Services	2	0.4%	8	0.2%	56	1.4%	225	0.5%	176	1.8%	752	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.1%	24	0.1%	13	0.1%	56	0.1%
Administrative & Support & Waste Management & Remediation	13	2.8%	81	2.2%	124	3.2%	823	2.0%	303	3.2%	2,682	2.7%
Educational Services	10	2.2%	232	6.2%	115	3.0%	2,746	6.6%	249	2.6%	6,066	6.0%
Health Care & Social Assistance	36	7.8%	513	13.7%	348	9.0%	6,192	14.8%	921	9.6%	15,651	15.6%
Arts, Entertainment & Recreation	7	1.5%	103	2.8%	75	1.9%	656	1.6%	182	1.9%	1,732	1.7%
Accommodation & Food Services	34	7.4%	398	10.6%	229	5.9%	2,732	6.6%	598	6.3%	7,867	7.8%
Accommodation	1	0.2%	4	0.1%	15	0.4%	151	0.4%	31	0.3%	451	0.4%
Food Services & Drinking Places	32	7.0%	394	10.5%	214	5.5%	2,581	6.2%	567	5.9%	7,417	7.4%
Other Services (except Public Administration)	66	14.3%	313	8.4%	445	11.5%	2,578	6.2%	990	10.4%	5,537	5.5%
Automotive Repair & Maintenance	24	5.2%	139	3.7%	78	2.0%	399	1.0%	167	1.7%	822	0.8%
Public Administration	4	0.9%	46	1.2%	70	1.8%	1,373	3.3%	201	2.1%	5,888	5.9%
Unclassified Establishments	32	7.0%	9	0.2%	360	9.3%	259	0.6%	973	10.2%	467	0.5%
Total	460	100.0%	3,744	100.0%	3,874	100.0%	41,699	100.0%	9,551	100.0%	100,286	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Executive Summary

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
Population			
2010 Population	13,380	88,077	217,879
2020 Population	13,734	92,610	235,354
2022 Population	13,788	93,558	237,468
2027 Population	13,811	94,710	240,709
2010-2020 Annual Rate	0.26%	0.50%	0.77%
2020-2022 Annual Rate	0.17%	0.45%	0.40%
2022-2027 Annual Rate	0.03%	0.25%	0.27%
2022 Male Population	49.5%	48.8%	48.9%
2022 Female Population	50.5%	51.2%	51.1%
2022 Median Age	44.1	45.2	42.7

In the identified area, the current year population is 237,468. In 2020, the Census count in the area was 235,354. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 240,709 representing a change of 0.27% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 42.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	81.0%	80.9%	77.9%
2022 Black Alone	1.4%	1.3%	1.5%
2022 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2022 Asian Alone	2.5%	3.1%	5.4%
2022 Pacific Islander Alone	0.2%	0.3%	0.3%
2022 Other Race	3.8%	3.3%	3.7%
2022 Two or More Races	10.2%	10.3%	10.4%
2022 Hispanic Origin (Any Race)	9.6%	8.9%	9.4%

Persons of Hispanic origin represent 9.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	100	125	139
2010 Households	5,316	36,017	87,683
2020 Households	5,535	37,746	93,338
2022 Households	5,547	38,133	94,313
2027 Households	5,557	38,584	95,436
2010-2020 Annual Rate	0.40%	0.47%	0.63%
2020-2022 Annual Rate	0.10%	0.45%	0.46%
2022-2027 Annual Rate	0.04%	0.24%	0.24%
2022 Average Household Size	2.45	2.42	2.47

The household count in this area has changed from 93,338 in 2020 to 94,313 in the current year, a change of 0.46% annually. The five-year projection of households is 95,436, a change of 0.24% annually from the current year total. Average household size is currently 2.47, compared to 2.48 in the year 2020. The number of families in the current year is 58,538 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	30.3%	29.0%	28.4%
Median Household Income			
2022 Median Household Income	\$74,984	\$83,238	\$89,243
2027 Median Household Income	\$94,461	\$103,342	\$106,938
2022-2027 Annual Rate	4.73%	4.42%	3.68%
Average Household Income			
2022 Average Household Income	\$99,625	\$116,806	\$128,689
2027 Average Household Income	\$117,981	\$136,897	\$149,175
2022-2027 Annual Rate	3.44%	3.23%	3.00%
Per Capita Income			
2022 Per Capita Income	\$40,387	\$47,438	\$51,002
2027 Per Capita Income	\$47,915	\$55,577	\$59,013
2022-2027 Annual Rate	3.48%	3.22%	2.96%

Households by Income

Current median household income is \$89,243 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$106,938 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$128,689 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$149,175 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$51,002 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$59,013 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	78	81	83
2010 Total Housing Units	5,623	38,111	93,017
2010 Owner Occupied Housing Units	3,606	23,726	57,137
2010 Renter Occupied Housing Units	1,710	12,291	30,546
2010 Vacant Housing Units	307	2,094	5,334
2020 Total Housing Units	5,785	39,935	98,508
2020 Vacant Housing Units	250	2,189	5,170
2022 Total Housing Units	5,789	40,297	99,478
2022 Owner Occupied Housing Units	3,930	25,920	63,580
2022 Renter Occupied Housing Units	1,618	12,213	30,733
2022 Vacant Housing Units	242	2,164	5,165
2027 Total Housing Units	5,829	40,996	101,573
2027 Owner Occupied Housing Units	3,965	26,420	64,763
2027 Renter Occupied Housing Units	1,591	12,165	30,673
2027 Vacant Housing Units	272	2,412	6,137

Currently, 63.9% of the 99,478 housing units in the area are owner occupied; 30.9%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 98,508 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.44%. Median home value in the area is \$480,115, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.87% annually to \$553,185.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,380	88,077	217,879
2020 Total Population	13,734	92,610	235,354
2020 Group Quarters	187	1,435	4,189
2022 Total Population	13,788	93,558	237,468
2022 Group Quarters	187	1,435	4,189
2027 Total Population	13,811	94,710	240,709
2022-2027 Annual Rate	0.03%	0.25%	0.27%
2022 Total Daytime Population	11,057	89,664	221,081
Workers	4,215	44,716	111,125
Residents	6,842	44,948	109,956
Household Summary			
2010 Households	5,316	36,017	87,683
2010 Average Household Size	2.48	2.42	2.45
2020 Total Households	5,535	37,746	93,338
2020 Average Household Size	2.45	2.42	2.48
2022 Total Households	5,547	38,133	94,313
2022 Average Household Size	2.45	2.42	2.47
2027 Total Households	5,557	38,584	95,436
2027 Average Household Size	2.45	2.42	2.48
2022-2027 Annual Rate	0.04%	0.24%	0.24%
2010 Families	3,509	23,459	56,656
2010 Average Family Size	2.97	2.94	2.98
2022 Families	3,507	23,770	58,538
2022 Average Family Size	3.01	3.01	3.07
2027 Families	3,494	23,891	58,876
2027 Average Family Size	3.01	3.02	3.08
2022-2027 Annual Rate	-0.07%	0.10%	0.12%
Housing Unit Summary			
2000 Housing Units	5,403	35,661	85,236
Owner Occupied Housing Units	65.4%	64.9%	63.0%
Renter Occupied Housing Units	29.7%	29.9%	31.7%
Vacant Housing Units	4.9%	5.1%	5.3%
2010 Housing Units	5,623	38,111	93,017
Owner Occupied Housing Units	64.1%	62.3%	61.4%
Renter Occupied Housing Units	30.4%	32.3%	32.8%
Vacant Housing Units	5.5%	5.5%	5.7%
2020 Housing Units	5,785	39,935	98,508
Vacant Housing Units	4.3%	5.5%	5.2%
2022 Housing Units	5,789	40,297	99,478
Owner Occupied Housing Units	67.9%	64.3%	63.9%
Renter Occupied Housing Units	27.9%	30.3%	30.9%
Vacant Housing Units	4.2%	5.4%	5.2%
2027 Housing Units	5,829	40,996	101,573
Owner Occupied Housing Units	68.0%	64.4%	63.8%
Renter Occupied Housing Units	27.3%	29.7%	30.2%
Vacant Housing Units	4.7%	5.9%	6.0%
Median Household Income			
2022	\$74,984	\$83,238	\$89,243
2027	\$94,461	\$103,342	\$106,938
Median Home Value			
2022	\$431,089	\$458,487	\$480,115
2027	\$480,130	\$521,414	\$553,185
Per Capita Income			
2022	\$40,387	\$47,438	\$51,002
2027	\$47,915	\$55,577	\$59,013
Median Age			
2010	42.1	42.4	40.2
2022	44.1	45.2	42.7
2027	45.2	45.8	43.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
 Longitude: -122.62190

	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	5,547	38,133	94,313
<\$15,000	6.0%	5.8%	5.8%
\$15,000 - \$24,999	6.0%	5.2%	4.4%
\$25,000 - \$34,999	5.6%	6.2%	5.6%
\$35,000 - \$49,999	11.8%	11.2%	9.7%
\$50,000 - \$74,999	20.6%	16.7%	16.3%
\$75,000 - \$99,999	13.7%	12.6%	12.9%
\$100,000 - \$149,999	20.6%	20.1%	19.4%
\$150,000 - \$199,999	9.2%	10.5%	11.1%
\$200,000+	6.5%	11.7%	14.8%
Average Household Income	\$99,625	\$116,806	\$128,689
2027 Households by Income			
Household Income Base	5,557	38,584	95,436
<\$15,000	4.4%	4.1%	4.1%
\$15,000 - \$24,999	3.7%	3.5%	2.8%
\$25,000 - \$34,999	5.5%	5.0%	4.0%
\$35,000 - \$49,999	9.5%	8.4%	7.2%
\$50,000 - \$74,999	15.2%	13.7%	14.0%
\$75,000 - \$99,999	14.2%	12.6%	13.0%
\$100,000 - \$149,999	27.2%	24.9%	23.3%
\$150,000 - \$199,999	12.2%	14.1%	14.7%
\$200,000+	8.0%	13.6%	16.8%
Average Household Income	\$117,981	\$136,897	\$149,175
2022 Owner Occupied Housing Units by Value			
Total	3,930	25,920	63,580
<\$50,000	2.7%	2.5%	2.2%
\$50,000 - \$99,999	0.5%	0.5%	0.9%
\$100,000 - \$149,999	0.2%	0.2%	0.4%
\$150,000 - \$199,999	0.3%	0.2%	0.5%
\$200,000 - \$249,999	0.6%	0.9%	0.9%
\$250,000 - \$299,999	3.5%	3.0%	2.8%
\$300,000 - \$399,999	30.3%	26.7%	22.1%
\$400,000 - \$499,999	38.5%	27.4%	25.1%
\$500,000 - \$749,999	14.7%	23.8%	28.7%
\$750,000 - \$999,999	4.4%	8.5%	10.0%
\$1,000,000 - \$1,499,999	3.1%	3.4%	3.7%
\$1,500,000 - \$1,999,999	1.3%	2.3%	2.0%
\$2,000,000 +	0.0%	0.7%	0.7%
Average Home Value	\$483,670	\$549,069	\$565,822
2027 Owner Occupied Housing Units by Value			
Total	3,965	26,420	64,763
<\$50,000	0.0%	1.2%	1.2%
\$50,000 - \$99,999	0.0%	0.2%	0.5%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.0%	0.1%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	0.1%	0.2%	0.2%
\$300,000 - \$399,999	15.8%	15.7%	13.5%
\$400,000 - \$499,999	42.5%	30.0%	26.7%
\$500,000 - \$749,999	22.5%	30.8%	35.9%
\$750,000 - \$999,999	6.6%	9.6%	10.9%
\$1,000,000 - \$1,499,999	8.0%	5.6%	5.7%
\$1,500,000 - \$1,999,999	4.4%	5.5%	4.3%
\$2,000,000 +	0.0%	1.0%	0.8%
Average Home Value	\$623,001	\$657,419	\$653,809

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,382	88,077	217,880
0 - 4	5.5%	5.3%	5.7%
5 - 9	6.1%	5.9%	6.2%
10 - 14	6.2%	6.6%	6.6%
15 - 24	11.5%	11.6%	12.3%
25 - 34	11.9%	11.2%	12.3%
35 - 44	12.7%	12.9%	13.5%
45 - 54	14.6%	15.6%	15.5%
55 - 64	14.7%	15.0%	14.3%
65 - 74	8.5%	8.0%	7.2%
75 - 84	5.3%	4.8%	4.1%
85 +	3.0%	3.0%	2.4%
18 +	78.5%	78.0%	77.4%
2022 Population by Age			
Total	13,786	93,559	237,469
0 - 4	5.0%	4.7%	5.0%
5 - 9	5.2%	5.1%	5.4%
10 - 14	5.5%	5.6%	5.8%
15 - 24	11.0%	10.9%	11.7%
25 - 34	12.1%	11.8%	12.7%
35 - 44	12.5%	11.8%	12.4%
45 - 54	12.5%	12.6%	12.8%
55 - 64	13.8%	14.8%	14.4%
65 - 74	13.3%	13.1%	11.8%
75 - 84	6.6%	6.5%	5.5%
85 +	2.7%	3.3%	2.6%
18 +	80.9%	81.1%	80.3%
2027 Population by Age			
Total	13,812	94,710	240,711
0 - 4	4.8%	4.6%	4.9%
5 - 9	5.2%	5.0%	5.3%
10 - 14	5.4%	5.5%	5.6%
15 - 24	10.4%	10.1%	11.0%
25 - 34	11.6%	11.7%	12.5%
35 - 44	12.4%	12.0%	12.7%
45 - 54	12.9%	12.2%	12.4%
55 - 64	12.6%	13.4%	13.1%
65 - 74	13.3%	13.5%	12.4%
75 - 84	8.7%	8.5%	7.3%
85 +	2.8%	3.5%	2.7%
18 +	81.4%	81.5%	80.9%
2010 Population by Sex			
Males	6,548	42,616	105,853
Females	6,833	45,460	112,027
2022 Population by Sex			
Males	6,824	45,652	116,099
Females	6,964	47,906	121,368
2027 Population by Sex			
Males	6,841	46,290	117,842
Females	6,971	48,420	122,867

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 03, 2023



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	13,380	88,077	217,879
White Alone	89.5%	89.3%	87.0%
Black Alone	1.0%	0.9%	1.2%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	1.8%	2.6%	4.3%
Pacific Islander Alone	0.3%	0.2%	0.3%
Some Other Race Alone	3.4%	2.8%	2.9%
Two or More Races	3.2%	3.4%	3.6%
Hispanic Origin	8.6%	7.5%	7.6%
Diversity Index	32.3	31.1	34.6
2020 Population by Race/Ethnicity			
Total	13,734	92,610	235,354
White Alone	81.5%	81.4%	78.4%
Black Alone	1.4%	1.3%	1.5%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	2.5%	3.1%	5.3%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	3.7%	3.2%	3.6%
Two or More Races	9.8%	9.9%	10.0%
Hispanic Origin	9.6%	8.8%	9.3%
Diversity Index	44.1	43.4	47.7
2022 Population by Race/Ethnicity			
Total	13,787	93,557	237,468
White Alone	81.0%	80.9%	77.9%
Black Alone	1.4%	1.3%	1.5%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	2.5%	3.1%	5.4%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	3.8%	3.3%	3.7%
Two or More Races	10.2%	10.3%	10.4%
Hispanic Origin	9.6%	8.9%	9.4%
Diversity Index	44.7	44.1	48.3
2027 Population by Race/Ethnicity			
Total	13,811	94,710	240,710
White Alone	79.7%	79.5%	76.4%
Black Alone	1.5%	1.4%	1.5%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	2.7%	3.4%	5.7%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	3.9%	3.4%	3.8%
Two or More Races	11.1%	11.2%	11.4%
Hispanic Origin	9.7%	9.0%	9.5%
Diversity Index	46.4	45.8	50.2
2010 Population by Relationship and Household Type			
Total	13,380	88,077	217,880
In Households	98.4%	98.8%	98.6%
In Family Households	80.8%	80.8%	80.0%
Householder	26.4%	26.6%	25.9%
Spouse	19.9%	20.4%	19.8%
Child	28.2%	28.3%	28.5%
Other relative	3.3%	2.9%	3.1%
Nonrelative	2.9%	2.6%	2.6%
In Nonfamily Households	17.7%	18.0%	18.5%
In Group Quarters	1.6%	1.2%	1.4%
Institutionalized Population	0.0%	0.4%	0.4%
Noninstitutionalized Population	1.6%	0.8%	1.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	10,117	68,956	171,477
Less than 9th Grade	4.5%	1.8%	1.8%
9th - 12th Grade, No Diploma	4.8%	3.4%	3.2%
High School Graduate	20.0%	16.8%	15.3%
GED/Alternative Credential	3.7%	3.1%	3.1%
Some College, No Degree	23.8%	21.7%	19.9%
Associate Degree	12.4%	9.0%	8.8%
Bachelor's Degree	21.4%	27.0%	29.0%
Graduate/Professional Degree	9.5%	17.0%	18.9%
2022 Population 15+ by Marital Status			
Total	11,627	79,122	199,170
Never Married	28.2%	28.9%	30.4%
Married	53.2%	52.5%	52.1%
Widowed	7.2%	6.1%	5.2%
Divorced	11.4%	12.6%	12.3%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,427	51,516	134,596
Population 16+ Employed	95.0%	95.7%	96.0%
Population 16+ Unemployment rate	5.0%	4.3%	4.0%
Population 16-24 Employed	12.2%	11.1%	11.7%
Population 16-24 Unemployment rate	15.5%	11.3%	10.1%
Population 25-54 Employed	60.4%	58.6%	59.9%
Population 25-54 Unemployment rate	2.8%	3.5%	3.2%
Population 55-64 Employed	18.1%	20.2%	19.6%
Population 55-64 Unemployment rate	5.1%	3.5%	2.9%
Population 65+ Employed	9.3%	10.1%	8.8%
Population 65+ Unemployment rate	3.5%	2.3%	2.8%
2022 Employed Population 16+ by Industry			
Total	7,056	49,281	129,232
Agriculture/Mining	0.8%	0.7%	0.7%
Construction	6.3%	6.3%	6.4%
Manufacturing	15.7%	11.8%	10.7%
Wholesale Trade	3.8%	3.3%	3.1%
Retail Trade	11.8%	11.4%	10.9%
Transportation/Utilities	5.5%	5.9%	6.2%
Information	1.5%	1.7%	1.7%
Finance/Insurance/Real Estate	6.1%	7.9%	7.9%
Services	44.7%	47.9%	48.7%
Public Administration	3.6%	3.0%	3.7%
2022 Employed Population 16+ by Occupation			
Total	7,053	49,282	129,231
White Collar	62.7%	66.9%	68.5%
Management/Business/Financial	14.8%	18.1%	19.7%
Professional	23.1%	25.7%	27.3%
Sales	10.9%	11.6%	10.9%
Administrative Support	14.0%	11.4%	10.6%
Services	13.3%	13.9%	13.2%
Blue Collar	23.9%	19.2%	18.2%
Farming/Forestry/Fishing	0.1%	0.3%	0.4%
Construction/Extraction	4.1%	3.6%	3.9%
Installation/Maintenance/Repair	3.5%	2.7%	2.2%
Production	7.4%	4.9%	4.4%
Transportation/Material Moving	8.9%	7.6%	7.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
 Longitude: -122.62190

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,316	36,017	87,684
Households with 1 Person	26.1%	27.7%	27.2%
Households with 2+ People	73.9%	72.3%	72.8%
Family Households	66.0%	65.1%	64.6%
Husband-wife Families	49.9%	50.0%	49.4%
With Related Children	19.0%	20.0%	21.1%
Other Family (No Spouse Present)	16.1%	15.2%	15.2%
Other Family with Male Householder	4.7%	4.5%	4.6%
With Related Children	2.8%	2.6%	2.7%
Other Family with Female Householder	11.4%	10.7%	10.6%
With Related Children	6.9%	6.6%	6.7%
Nonfamily Households	7.9%	7.2%	8.2%
All Households with Children	29.2%	29.7%	31.1%
Multigenerational Households	3.2%	2.8%	2.8%
Unmarried Partner Households	7.4%	6.9%	7.5%
Male-female	6.6%	6.0%	6.5%
Same-sex	0.8%	0.9%	1.0%
2010 Households by Size			
Total	5,316	36,016	87,682
1 Person Household	26.1%	27.7%	27.2%
2 Person Household	37.0%	35.9%	35.2%
3 Person Household	15.6%	15.9%	16.2%
4 Person Household	12.6%	12.5%	13.0%
5 Person Household	5.5%	5.2%	5.4%
6 Person Household	2.0%	1.8%	1.9%
7 + Person Household	1.2%	1.0%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	5,316	36,017	87,683
Owner Occupied	67.8%	65.9%	65.2%
Owned with a Mortgage/Loan	47.9%	48.8%	49.7%
Owned Free and Clear	19.9%	17.1%	15.4%
Renter Occupied	32.2%	34.1%	34.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	78	81	83
Percent of Income for Mortgage	30.3%	29.0%	28.4%
Wealth Index	100	125	139
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,623	38,111	93,017
Housing Units Inside Urbanized Area	100.0%	99.7%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.3%	0.9%
2010 Population By Urban/ Rural Status			
Total Population	13,380	88,077	217,879
Population Inside Urbanized Area	100.0%	99.7%	99.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.3%	1.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

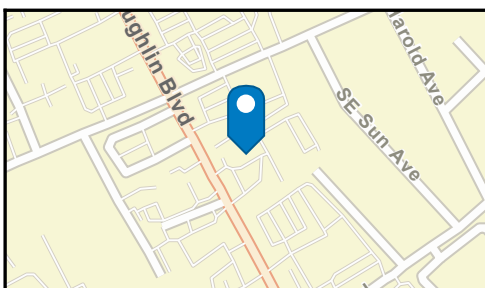
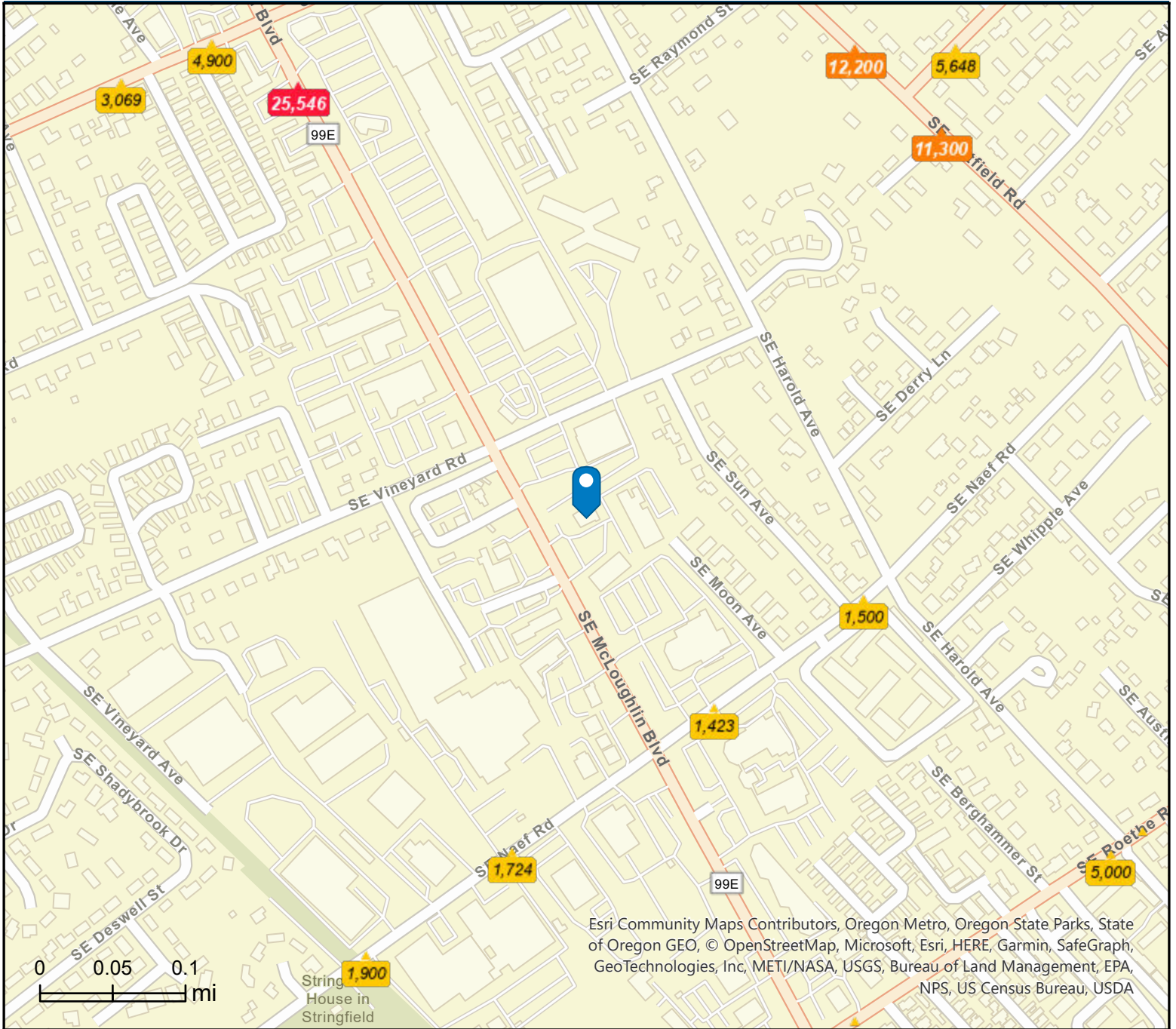
Latitude: 45.40401
Longitude: -122.62190

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Comfortable Empty Nesters (5A)	Front Porches (8E)	Front Porches (8E)
2.	Front Porches (8E)	Comfortable Empty Nesters (5A)	Parks and Rec (5C)
3.	Old and Newcomers (8F)	Savvy Suburbanites (1D)	In Style (5B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$12,474,440	\$100,336,127	\$275,280,365
Average Spent	\$2,248.86	\$2,631.22	\$2,918.80
Spending Potential Index	93	109	121
Education: Total \$	\$10,465,870	\$86,872,182	\$239,602,174
Average Spent	\$1,886.76	\$2,278.14	\$2,540.50
Spending Potential Index	96	116	130
Entertainment/Recreation: Total \$	\$19,351,560	\$155,497,834	\$420,821,797
Average Spent	\$3,488.65	\$4,077.78	\$4,461.97
Spending Potential Index	95	111	122
Food at Home: Total \$	\$32,487,271	\$259,111,938	\$702,023,480
Average Spent	\$5,856.73	\$6,794.95	\$7,443.55
Spending Potential Index	95	110	120
Food Away from Home: Total \$	\$22,364,087	\$178,819,756	\$490,020,127
Average Spent	\$4,031.74	\$4,689.37	\$5,195.68
Spending Potential Index	93	109	120
Health Care: Total \$	\$37,884,130	\$301,709,286	\$806,997,842
Average Spent	\$6,829.66	\$7,912.03	\$8,556.59
Spending Potential Index	96	112	121
HH Furnishings & Equipment: Total \$	\$13,469,810	\$108,531,855	\$295,665,208
Average Spent	\$2,428.31	\$2,846.14	\$3,134.94
Spending Potential Index	95	111	122
Personal Care Products & Services: Total \$	\$5,380,895	\$43,234,132	\$117,813,327
Average Spent	\$970.05	\$1,133.77	\$1,249.17
Spending Potential Index	95	111	123
Shelter: Total \$	\$121,846,448	\$973,767,850	\$2,664,584,720
Average Spent	\$21,966.19	\$25,536.09	\$28,252.57
Spending Potential Index	96	111	123
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,906,439	\$116,422,585	\$315,105,466
Average Spent	\$2,687.30	\$3,053.07	\$3,341.06
Spending Potential Index	99	112	123
Travel: Total \$	\$15,368,096	\$123,947,541	\$337,848,413
Average Spent	\$2,770.52	\$3,250.40	\$3,582.20
Spending Potential Index	96	113	125
Vehicle Maintenance & Repairs: Total \$	\$6,676,949	\$52,806,738	\$143,247,428
Average Spent	\$1,203.70	\$1,384.80	\$1,518.85
Spending Potential Index	96	110	121

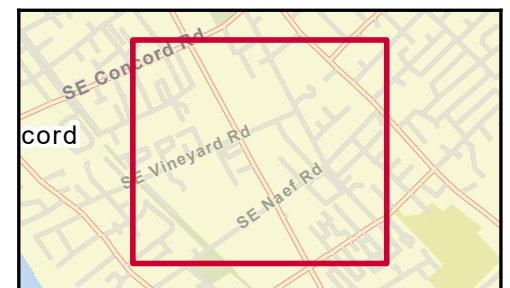
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



Traffic Count Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.40401
Longitude: -122.62190

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	SE Naef Road	SE Moon Ave (0.03 miles NE)	2020	1,423
0.20	SE Naef Rd	SE Sun Ave (0.01 miles SW)	2015	1,500
0.24	SE Naef Road	McLoughlin Blvd (0.11 miles NE)	2020	1,724
0.34	SE Naef Rd	SE Stanvick Ct (0.02 miles SW)	2018	1,900
0.36	Southeast McLoughlin Boulevard	SE Concord Rd (0.06 miles NW)	2020	25,546
0.36	Oatfield Rd	SE Thiessen Rd (0.03 miles NW)	2015	11,300
0.37	Oatfield Rd	SE Thiessen Rd (0.05 miles SE)	2000	12,200
0.39	SE Roethe Rd	McLoughlin Blvd (0.03 miles SW)	2015	5,690
0.40	SE Concord Road	SE Harold Ave (0.1 miles NE)	2020	2,953
0.41	SE Thiessen Road	Oatfield Rd (0.03 miles SW)	2020	5,648
0.41	SE Concord Rd	SE Orville Ave (0.04 miles SW)	2015	4,900
0.42	Oatfield Rd	SE Oakland Ave (0.03 miles SE)	2008	9,100
0.43	Southeast Roethe Road	SE Harold Ave (0.01 miles NE)	2018	5,000
0.44	SE Concord Road	SE Southview Ave (0.06 miles SW)	2020	3,069
0.44	SE Roethe Rd	SE Harold Ave (0.02 miles SW)	2011	5,080
0.47	SE Roethe Road	McLoughlin Blvd (0.11 miles NE)	2020	991
0.48	SE Concord Rd	Oatfield Rd (0.05 miles NE)	2015	7,330
0.49	SE Roethe Road	SE Gordon St (0.02 miles NE)	2020	4,517
0.50	SE Thiessen Rd	SE Mahany Ct (0.01 miles SW)	2015	6,200
0.52	Oatfield Rd	SE Roethe Rd (0.04 miles SE)	2011	10,595
0.53	SE Oakland Ave	SE Hillwood Ave (0.01 miles NW)	2000	810
0.53	SE Roethe Rd	Oatfield Rd (0.03 miles NE)	2015	6,235
0.54	Oatfield Rd	SE Spaulding Ave (0.02 miles NW)	2015	11,205
0.57	SE Concord Rd	SE Francis Ave (0.02 miles SW)	2015	1,240
0.57	SE River Rd	SE Roethe Rd (0.01 miles SE)	2011	5,245
0.62	SE River Road	SE Mulberry Dr (0.02 miles NW)	2020	4,871
0.63	McLoughlin Blvd	SE Ina Ave (0.05 miles NW)	2018	30,400
0.64	Southeast Oatfield Road	SE Sunset Ct (0.0 miles SE)	2018	9,600
0.66	SE Paradise Dr	SE Hillside Dr (0.02 miles N)	2000	300
0.66	SE River Rd	SE Ruth Ct (0.02 miles SE)	2015	5,300

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2022 Kalibrate Technologies (Q3 2022).